

## Statement of Information

# Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb and  
postcode

11 TALOUMBI CRESCENT GREENVALE VIC 3059

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$960,000

&

\$1,040,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$374,000

Property type

Land

Suburb

Greenvale

Period-from

01 Feb 2024

to

31 Jan 2025

Source

Corelogic

### Comparable property sales (\*Delete A or B below as applicable)

**A\*** These are the three properties sold within two kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale:

Address of comparable property

Price

Date of sale

11 CANDY ROAD GREENVALE VIC 3059	\$992,000	19-Feb-25
5 SAN MARCO ROAD GREENVALE VIC 3059	\$985,000	25-Nov-24

OR

**B\*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.

This Statement of Information was prepared on: 26 February 2025



**11 CANDY ROAD GREENVALE VIC 3059**

Sold Price

<sup>RS</sup>

**\$992,000**

Sold Date

**19-Feb-25**

 4

 2

 2

Distance

**0.23km**



**5 SAN MARCO ROAD GREENVALE VIC 3059**

Sold Price

**\$985,000**

Sold Date

**25-Nov-24**

 4

 2

 2

Distance

**1.12km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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